

**Inc. Village of Northport
Approved Minutes of the Planning Board**

January 22, 2013

There was a regular meeting of the Planning Board held tonight at Village Hall beginning at 7:00pm. Present were: Chairman Richard Boziwick, Robert Flynn, Lizbeth Thalheimer, Gene Guido, Village Administrator, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary. Absent were: Paul Ersboll and Martin Rebholz.

Approval of the Minutes

The minutes of the November 27, 2012 meeting were, on the motion of Chairman Boziwick, seconded by Mr. Flynn, unanimously approved.

Shorrock/Cornetta, lot line change application – public hearing

On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board opened the public hearing.

See the transcript.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board closed the public hearing.

On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board unanimously approved the following resolution:

WHEREAS: An application for a lot line change was received from Stephen and Sarah Shorrock, 52 School Street, Northport NY, and

WHEREAS: Said lot line change application was requested for the intention of transferring part of the Shorrock parcel to Anthony J. and Kristi Cornetta for greater land buffer, and

WHEREAS: The applicants have submitted a lot line application and all underlying documents required by the Village Code of the Village of Northport, and

WHEREAS: Review, pursuant to SEQRA, indicates that the proposed action is a Type II Exempt Action requiring no additional environmental review, and

WHEREAS: The Planning Board of the Village of Northport has reviewed the entire file on the subject application, and

WHEREAS: The Planning Board scheduling a Public Hearing as per §219.15.1B.(6) of the Village Code on January 22, 2013.

WHEREAS: Notice of the lot line application has been sent to all residents and property owners as required pursuant to the Village Code, and

WHEREAS: The Village of Northport has not received any objection to the requested lot line change application;

NOW, THEREFORE BE IT RESOLVED: That the Planning Board of the Village of Northport hereby approves the lot line application of Stephen and Sarah Shorrock and Anthony J. and Kristi Cornetta as submitted, upon receipt of the required documents, and directs the applicants to submit deeds for recording with the Suffolk County clerk and to file copies of same with the Planning Board of the Village of Northport.

American Legion, 7 Woodside Ave – site plan waiver

There was no representation for this matter.

Chairman Boziwick noted receipt of Mr. Guido's report regarding the proposed renovations, and stated that the proposal is for the installation of an elevator, and interior upgrade. The only external change is the entrance/exit will now be located on the north side of the building, into the municipal parking lot and will be handicapped accessible.

The Board briefly discussed the matter, and on the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board unanimously waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board unanimously adopted the following resolution:

WHEREAS: In a letter dated January 16, 2013, the applicant, Northport American Legion, requested a waiver of Site Plan requirements

pursuant to §219-19 of the Village Code, for property located at 7 Woodside Avenue, and

WHEREAS: In a report dated January 18, 2013 the Village Administrator states that the proposed interior renovations and new handicap entrance triggers Site Plan review and is a Type II Exempt action that requires no further environmental review, and

WHEREAS: The Planning Board discussed the waiver request at its regular meeting held, at Village Hall, on January 22, 2013, and

WHEREAS: The proposed renovations do not impact the existing site plan and the proposed interior renovations and new handicap entrance will bring the building up to current ADA standards, and

WHEREAS: After discussion the Planning Board determined that granting the waiver was in the best interest of the Village, now therefore

BE IT RESOLVED: The request for waiver from site plan requirements, including the application fee, is hereby granted.

Weber, 809 Fort Salonga Road – site plan waiver

Present was Christopher Modelewski, attorney, Jeff Thalheimer, architect, and Nancy Weber, the owner.

Ms. Thalheimer recuses herself and leaves the room, as her firm did the design for this project.

Mr. Modelewski stated that Mrs. Weber is the new owner of the above-mentioned property, and the proposal is to convert the existing non-conforming residence into retail space, with a florist on the first floor, and a holistic wellness center on the second floor. He stated that the application will also need approval from the Board of Zoning Appeals for relief from parking requirements and the side-yard setbacks. Chairman Boziwick asked Mr. Modelewski if he had received the report from Mr. Guido regarding the outstanding issues, and as there was not a quorum available, the matter was tabled for further review and discussion.

Ms. Thalheimer re-enters the room.

On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, with all members in favor, the meeting was adjourned. The next regularly scheduled meeting of the Planning Board will be held on Tuesday, February 26, 2013.